

083.0

0007

0013.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

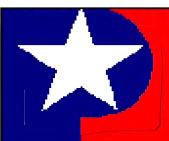
797,800 / 797,800

USE VALUE:

797,800 / 797,800

ASSESSED:

797,800 / 797,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
63		PARK AVE EXT, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BROTHERS MARGARET A ETAL	
Owner 2: TRS/ MARGARET A BROTHERS 2018	
Owner 3: REVOCABLE TRUST	
Street 1: 97 SUNSET RD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

<b>PREVIOUS OWNER</b>	
Owner 1: MCCLUSKEY KEITH -	
Owner 2: BROTHERS MARGARET -	
Street 1: 97 SUNSET RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

<b>NARRATIVE DESCRIPTION</b>	
This parcel contains .21 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Vinyl Exterior and 1620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	
<b>OTHER ASSESSMENTS</b>	
Code	Descrip/No
	Amount
	Com. Int

<b>PROPERTY FACTORS</b>						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9166		Sq. Ft.	Site		0	70.	0.76	6									486,489						486,500	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
104								Yard Items				Land Value	
9166.000								Total Value				Total Value	
311,300								797,800				797,800	
104								Entered Lot Size				52356	
0.210								Total Land:				GIS Ref	
311,300								Land Unit Type:				GIS Ref	
0.210								Source: Market Adj Cost				Insp Date	
311,300								Total Value per SQ unit /Card: 492.47				08/13/18	
0.210								/Parcel: 492.47				08/13/18	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID		083.0-0007-0013.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	311,300	0	9,166.	486,500	797,800		Year end	12/23/2021	
2021	104	FV	297,300	0	9,166.	486,500	783,800		Year End Roll	12/10/2020	
2020	104	FV	297,400	0	10,889.	522,700	820,100	820,100	Year End Roll	12/18/2019	
2019	104	FV	244,300	0	10,889.	515,200	759,500	759,500	Year End Roll	1/3/2019	
2018	104	FV	244,300	0	10,889.	395,700	640,000	640,000	Year End Roll	12/20/2017	
2017	104	FV	230,000	0	10,889.	373,300	603,300	603,300	Year End Roll	1/3/2017	
2016	104	FV	230,000	0	10,889.	343,500	573,500	573,500	Year End	1/4/2016	
2015	104	FV	194,000	0	10,889.	321,100	515,100	515,100	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
MCCLUSKEY KEITH	74914-234	1	6/18/2020	Convenience		10	No	No							
BROTHERS MARGAR	72698-180	1	6/3/2019	Convenience		1	No	No							
BROTHERS MARGAR	71581-97	1	9/6/2018	Convenience		10	No	No							
LU C.K. MARK	53766-246		10/30/2009			488,000	No	No	STEVEN THOMAS BROTHERS D.O.D. 5/30/2014 BK 64						
LEONARD HELEN E	33431-357		8/10/2001			425,000	No	No							
BROGGI/TRUSTEE	23179-140		5/12/1993			99	No	No	F						

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/27/2019	964	Inter Fi	33,000	O					10/19/2020	Info Fm DEED	DGM	D Mann			
8/14/2007	689	Porch	16,000					replace existing f	8/13/2018	MEAS&NOTICE	CC	Chris C			
4/12/2001	202	Re-Roof	7,775	C					3/9/2009	Measured	372	PATRIOT			
12/4/1996	634	Manual	10,450					V/SIDING	11/12/2001	MLS	HC	Helen Chinal			
1/12/1996	2		8,000					REMODEL KIT/BATH	11/3/2000	Hearing Chag	189	PATRIOT			
									2/23/2000	Inspected	276	PATRIOT			
									1/12/2000	Mailer Sent					
									1/12/2000	Measured	163	PATRIOT			
									8/5/1993		KT				

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																		
Roof Cover:	4 - Tar & Gravel			Kits:	2	Rating:	Average															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:	S15 - Size 15			Frl:		Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																
Grade:	C - Average			<b>CONDOS INFORMATION</b>																		
Year Blt:	1913	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	2	4	2											
Sec Int Wall:		%		Economic:		%		Additions:														
Partition:	T - Typical			Special:		%		Kitchen:														
Prim Floors:	3 - Hardwood			Override:		%		Baths:														
Sec Floors:		%		Total:		31	%	Plumbing:														
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:														
Subfloor:				Basic \$ / SQ:	170.00			Heating:														
Bsmnt Gar:				Size Adj.:	1.29814816			General:														
Electric:	3 - Typical			Const Adj.:	0.83291674			<b>COMPARABLE SALES</b>														
Insulation:	2 - Typical			Adj \$ / SQ:	183.812			Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features:	101500																	
Heat Fuel:	1 - Oil			Grade Factor:	1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	451102				Juris. Factor:			Before Depr:	183.81									
% Com Wal		% Sprinkled		Depreciation:	139842				Special Features:	0		Val/Su Net:	104.25									
				Deprecated Total:	311260				Final Total:	311300		Val/Su SzAd:	192.16									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 083.0-0007-0013.A												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:													Total:				
					Total Special Features:																	